

## ARTICLE IV

### **PERMITTED USES IN ZONING DISTRICTS**

#### PERMITTED USE CHART (**Ordinance #1596, adopted 6/4/90**)

The uses that are permitted in the various districts of this ordinance are shown by means of a symbol as illustrated below.

#### USE CHART SYMBOLS

The symbols used in Article IV indicate the permitted uses by zoning district, but also have the following additional meaning:

X = Permitted as a use by right

E = Use by exception, requiring Board of Adjustment approval

S = Permitted as a Specific Use Permit

None of the listed uses shall be permitted in any “FD” Zone as shown on the Zoning Map except as provided in the regulations for FLOODWAY SUPPLEMENTAL DISTRICTS in this Ordinance.

**(Ord #1740, adopted 12/1/92 established Zoning District “R-IS”)**

## Zoning Ordinance — Broken Arrow, Oklahoma

Permitted Uses	Parking Spaces Required	Uses Permitted in Zoning Districts																							
		ZONING DISTRICTS																							
		A1	RE	R1	R1S	R2	R3	R4	R5	R6	RMH	O1	O1P	O2	O3	C1	C1P	C2	C3	C4	C5	IS	I1	I2	
Accessory bldg. or uses incidental to a permitted principal use		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Adjuster, Insurance	1/300 sf											X	X	X	X	X	X	X		X	X				
Advertising Agency	1/200 sf											X	X	X	X	X	X	X		X	X				
Advertising or Photography Studio	1/200 sf											X	X	X	X	X	X	X		X	X				
Agriculture	N.A.	X																							
Agriculture (noncommercial)	N.A.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Agricultural Implements, manufacturing	1/1000 sf																						X		
Agricultural Implements, sales, repair, and service	1/1000 sf																		X	X	X	X	X		
Air Conditioning Sales and Service	1/200 sf														X	X	X		X	X	X	X			
Airport	N.A.	S											S				S			S		S	S		
Aircraft Manufacturing & Service																							X		
Aircraft Simulator Manufacturing, Sales & Service																					X	X			
Alcohol Beverages Beer, Wine & Alcohol																									
Manufacturing	1/1000 sf																						X		
Wholesale	1/1000 sf																				X	X	X		
Retail (not for on premise consumption)	1/200 sf														X	X	X	X		X					
Ambulance Service	1/400 sf											X	X		X	X			X	X	X	X	X		
Amphitheater (commercial)	1/50 sf	S																		X	X				
Amusement Park	1/50 sf	S																		X					
Animal Hospital (vet) household pets	6/doctor + 1/staff	S																		X	X	X			

**Notes:**

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		ZONING DISTRICTS																	
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Animal Pet Shop Retail	1/200 sf	S																X	
Animal Training/School Dog Obedience School		E																	
Antenna-see Towers																			
Antique Sales (enclosed) (Non Automotive)	1/200 sf															X	X	X	X
Apparel Shop (retail)	1/200 sf															X	X	X	X
Appliance Sales (electric & gas)	1/200 sf															X	X	X	X
Appliance Repair	1/200 sf															X	X	X	X
Arboretum/Botanical Garden (No sales)	1/300 sf	X	X	X															
Armored Car Service	1/300 sf											X	X	X		X	X	X	
Armored Car Service - Office & garage (enclosed)	1/300 sf															X	X		
Army/Navy Surplus Store (enclosed)	1/200 sf															X	X	X	X
Assembly Hall	1/50 sf											X	X	X		X	X	X	
Auctioneer Auditorium	1/50 sf															X	X		
Auctioneer Office	1/300 sf											X	X			X	X		
Auditorium (commercial)	1/50 sf															X	X	X	
Automobile Carwash																			
Full Service (Attended or Unattended)	1/empl																	X	X
Accessory Use Only	1/empl																	X	X
Self Service (Unattended)	1/empl																	X	X
Single/Automatic Carwashes Within Convenience Stores	1/empl																	X	X

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Auto Parts & Supply Store (retail)	1/200 sf															X	X	X	X	X	X									
Auto Racing (including go-carts, drag strips, motorcycle racing, miniature autos, etc.)	1/40 sf of seating area or one per two spectators	S																		X		E	X	X						
Auto Rental Garage	1/200 sf															X	X			X		X	X	X						
Auto Repair Garage	1/400 sf																													
General Repair																				X			X	X						
Body Shop																				X			X	X						
Auto Sales, outdoor	1/1000 sf																			X										
Auto Sales, Showroom	1/300 sf																			X										
Auto Salvage	1/1000 sf																							X						
Auto Seat Covers, sales & service	1/300 sf															X	X	X	X	X	X	X	X							
Auto Storage (repossession lot or rental agency, etc.)																				X		X	X							
Auto Truck & Trailer Body Repair	1/1000 sf																			X			X	X						
Auto Wrecker Service (including Storage)																				X			X	X						
Bait Shop (retail)	1/200 sf																X		X	X	X									
Bakery, Retail Sales/Retail Distribution	1/200 sf															X	X	X	X		X									
Bakery, Wholesale	1/empl or 1/300sf															X					X	X	X							
Ballroom (commercial)	1/500 sf															X		X			X									
Bank & Branch Banks	1/300 sf												X	X	X		X	X	X	X		X								

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Bank Electronic Tellers/Branch	1/200 sf											X	X	X	X	X	X	X	X	X	X	X	X	
Bar (selling alcoholic beverages)	1/50 sf														X		X			X				
Barber & Beauty School	1/400 sf											X	X			X	X	X		X				
Barber & Beauty Supplies	1/200 sf														X	X	X	X		X	X			
Barber Shop	1/200 sf														X	X	X	X		X				
Baseball Park (commercial)	1/4 seats																			X				
Bathroom Accessories	1/200 sf														X	X	X	X		X	X			
Beauty Shop	1/200 sf														X	X	X	X		X				
Bed and Breakfast	1.2 per bedroom	X	S	S	S	S	S	S	S	S							X			X				
Bicycle Sales & Repair Shop	1/200 sf														X	X	X	X		X	X			
Billiard Parlor	1/50 sf														X		X			X				
Bingo Hall/Parlor	1/40 sf																			X				
Blueprinting, Photography Printing, Reproduction Services	1/200 sf											X	X	X		X	X	X	X		X	X	X	X
Boat Building and Repair	1/1000sf																					X	X	
Boat Storage (see Recreational Vehicle)																						X	X	
Boat & Motor Sales	1/400 sf																		X	X				
Boiler Sales without Storage	1/1000sf														X					X	X	X	X	
Boiler Service & Repair	1/1000sf																					X	X	
Book Publishing Company printing and storage	1/empl.														X	X	X			X	X	X	X	

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		C4	C5	IS	I1	I2													
Bookstore	1/300 sf											X	X	X		X	X	X	X
Bottling Works	1/empl.																		
Bowling Alley	1/50 sf															X	X	X	
Boxes, Manufacture & Sales	1/empl.																		
Broadcasting or Recording Studios, including radio & TV stations without tall antennas (for antennas and towers "see towers")+A171	1/300 sf											X	X	X		X	X	X	
Brokerage House	1/200 sf											X	X	X		X	X	X	
Building Contractor Office	1/300 sf											X	X	X		X	X	X	
Building Material Sales																			
Indoor, Retail	1/200 sf															X	X	X	
Outdoor or Wholesale																			
Manufacturing																			
Building, portable																			
Sales & Manufacturing	1/1000 sf																		
Sales (no manufacturing)																			
Bulk Station, excluding LPG	1/400 sf																		
Bus Depot/station	1/50 sf																		
Bus Repair Shop	1/1000 sf																		
Business & Commercial School	1/400 sf											X	X	X		X	X	X	
Business Machines, Computers, Data Processing Machines, Typewriters	1/300 sf											X	X	X		X	X	X	
Cafeteria	1/50 sf											X		X		X	X	X	
Camera Shop	1/200 sf															X	X	X	
Camper Manufacturing	1/1000 sf																		

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Camper Sales	1/400 sf																		X	
Candy Store, Confection Shop and/or Nut Shop	1/200 sf															X	X	X	X	
Canvas Goods Sales	1/200 sf															X		X		
Carpet Cleaners	1/200 sf											X	X			X	X	X		
Carpet Manufacture	1/empl.																			
Carpet Retail/Wholesale	1/200 sf															X	X	X		
Catering	1/200 sf															X	X	X	X	
Cement Manufacture	1/1000 sf																			
Cement Wholesale & Retail (see Concrete)																				
Cemeteries	N.A.	S																		
animal, pet		S																		
Ceramics Manufacturing & Incidental Sales	1/1000 sf																			
Ceramic Sales	1/200 sf															X	X	X	X	
Chemical & Allied Products Manufacturing	1/empl.																			
Child Care Centers	1/400 sf											X	X	X	X	X	X	X	X	
Chimney Cleaners/ Sweepers	1/200 sf											X	X			X	X	X		
Churches, sanctuary, temples, etc.	1/40 sf of sanctuary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Circus Grounds	N.A.	S																		
Cleaning & Dry Cleaning	1/200 sf															X	X	X	X	
Cleaning & laundry including pick-up service	1/200 sf															X	X	X	X	

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Clothing & Allied Garments Manufacturing	1/empl.																					X	X	
Clubs, dinner, entertainment, etc.	1/50 sf														X		X			X				
Clubs, fraternal, social, non-profit, etc.	1/50 sf	S	S												X		X			X				
Coin Shop (retail)	1/200 sf														X	X	X	X		X				
Collection Agency Office	1/300 sf										X	X	X		X	X	X							
Commercial Artist & Display	1/200 sf										X	X	X		X	X	X			X				

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Community Buildings (public or non-profit & operated for public)																								
Arena	1/50 sf	S																		S		S		
Armory	1/empl.	S		S							X	X	X	X	X	X	X	X	X	X	X			
Art Gallery	1/400 sf			S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X		X			
Auditoriums	1/3 seats or 1/40 sf	S																		S		S		
Civil Defense Facility	1/300 sf	X		X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
College, Private	1/400 sf	S	S	S	S	S	S	S	S	S	S					X	X	X			X	X		
Fire Station	1/empl.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Hospital	1/bed	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	S		X				
Library	1/300 sf	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X		X	S			
Museum	1/50 sf	S	S	S	S	S	S	S	S	S	S	X	X	X	S	X	X	X	S		X	S		
Orphanages	1/6 kids + 1/staff	S	S	S	S	S	S	S	S	S	S													
Police Station	1/empl.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Post Office	1/200 sf	S	S	S								X	X	X	X	X	X	X		X	X			
Recreation Center	1/250 sf	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X			
Schools (private)																								
Elementary	1/800 sf	S	S	S	S	S	S	S	S	S	S													
Secondary	1/400 sf	S	S	S	S	S	S	S	S	S	S													
Trade	1/400 sf	S														X	X	X		X	X			
Zoo	N/A	S																				S	S	
Community Playfields & Parks	N/A	X	X	X	X	X	X	X	X	X	X	X	X			X	X				X	X	X	X
Computer Repair, Assembly & Manufacturing	1/empl.																				X	X	X	X
Computer Sales	1/200 sf											X	X	X		X	X	X	X		X	X		

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Computer Service	1/200 sf											X	X	X		X	X	X	X	
Concrete Batch Plant	1/1000sf																			
Concrete & Cement Dry Storage																				
Concrete & Cement Products (Statuary, ties, curb stops, etc.)																				
Sales																				
Manufacturing	1/1000sf																			
Concrete & Cement, retail (small scale)	1/1000sf																			
Concrete, Wholesale	1/1000sf																			
Confectionary & Related Products Manufacturing	1/1000sf																			
Confectionary & Related Products wholesale	1/1000sf															X				
Contractors Equipment & Supply Sales	1/200 sf																			
Construction Yard/storage																				
Construction Company Office with Storage and Equipment	1/300 sf															X	X	X		
Construction Company Office Without Storage & Equipment	1/300 sf															X	X	X		
Construction Materials																				
Manufacturing	1/empl.																			
Storage	1/empl.																			
Sales	1/200 sf																	X		
Convenience Stores	1/200 sf															X	X	X	X	
Convenience Stores w/gas pumps	1/200 sf																	X	X	
Convents, Monastery	1/800 sf	X	X	S	S	S	S	S	S	S	S									

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Convalescent Home (see Nursing Home)		S	S	S																			
Cosmetic Shop	1/200 sf														X	X	X	X		X			
Cosmetic Manufacturing or Blending	1/empl.																					X	X
Cosmetic Wholesale Distribution	1/200 sf														X					X	X	X	X
Cosmetology School & training facility	1/400 sf										X		X	X	X	X	X	X		X	X		
Costume Rental Shop	1/200 sf														X	X	X	X		X			
Crematories (Without funeral parlor or public area)		S																				X	X
Cut Stone & Stone Products	1/200 sf																					X	X
Dairy Products, Manufacturing	1/200 sf																					X	X
Dairy Products, Wholesale	1/200 sf																			X	X	X	X
Dance Hall	1/50 sf																X			X			
Dance School or Studio	1/50 sf															X	X	X		X			
Data Processing	1/200 sf										X	X	X	X	X	X	X	X		X	X	X	
Delicatessen	1/200 sf														X	X	X	X		X			
Delivery Service Depot/Warehouse	1/200 sf																			X	X	X	
Delivery Service Office	1/200 sf										X	X			X	X	X			X	X	X	
Department Store	1/200 sf														X	X	X			X			
Detective Agency	1/200 sf										X	X	X	X	X	X	X	X		X	X		
Doughnut Shop	1/200 sf														X	X	X	X		X	X		
Drapery Sales	1/200 sf														X	X	X	X		X			

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Dress Shop	1/200 sf														X	X	X	X		X			
Drilling Company (with no outside storage)	1/300 sf														X						X	X	X
Drilling Company (with outside storage)	1/1000sf																					X	X
Drugs, Chemical & Allied Products, Manufacturing	1/empl.																						X
Drugs, Chemical & Allied Products, Wholesale	1/empl.																				X	X	X
Drug Store	1/200 sf														X	X	X	X		X			
Dry Goods & Apparel Manufacturing	1/empl.																					X	X
Dry Goods & Apparel Wholesale	1/empl.														X					X	X	X	X
Dry Goods Retail Store	1/200 sf														X	X	X	X		X			
Dwellings: Single Family																							
Attached	2/unit							X	X	X													
Detached	2/unit	X	X	X	X	X	X	X	X	X	X												
Dwellings:																							
Two-Family	2/unit							X	X	X													
Multi-family	2/unit								X	X													
Mobile Homes																							
Individual	2/unit	X										X											
Parks (in groups)	2/unit											X											
Dyeing, Finishing, Textile, Manufacturing	1/empl																						X
Electric Contractor's Office (see Construction Company Office)	1/300 sf																						
Electric Equipment & Appliance Sales	1/200 sf														X	X	X			X			
Electric Equipment & Appliance Wholesale	1/300 sf														X					X	X	X	X

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Electrical Goods, Manufacture	1/empl.																					X	X
Electrical Goods, Wholesale	1/200 sf														X					X	X	X	X
Electrical Machinery, Equipment Manufacture	1/empl.																						X
Electrical Machinery, Equipment Wholesale	1/200 sf														X					X	X	X	X
Electronic Games, Pinball, etc. (arcades)	1/50 sf														X	X	X			X			
Employment Agency	1/300 sf										X	X	X	X	X	X	X	X		X	X		
Engine Repair (Small) (See Machine Shop)																							
Engineer Supplies	1/200 sf														X	X	X	X		X	X		
Equipment Rental (generally light/used equipment)																				X	X	X	
Exterminating & Fumigation with storage and supplies	1/200 sf																				X	X	X
Exterminating & Fumigation Office											X	X			X	X				X	X	X	
Factory Outlet retail	1/200 sf														X		X			X			
Farm & Garden Supply/Sales	1/200 sf														X	X			X	X			
Farm Implement & Machinery Sales	1/1000sf																		X			X	X
Fence Sales	1/300 sf														X					X		X	
Fiberglass																							
Manufacturing																							X
Sales and Repair																			X			X	X
Financial Institutions	1/300 sf											X	X	X	X	X	X	X		X			

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Fine Arts School & Studio: Art, Ballet, Dance, Drama, Modeling, Music, Photography	1/50 sf											X	X	X	X	X	X	X		X										
Fire Protection Equipment Manufacturing	1/empl.																					X	X							
Fire Protection Equipment Retail	1/200 sf														X	X	X			X	X									
Fire Protection Equipment Wholesale	1/200 sf														X					X	X	X	X							
Firewood, milling, sawing, or wholesale	1/1000sf																					X	X							
Firewood Retail	1/200 sf																X	X		X	X									
Fitness Center	1/250 sf															X	X	X		X										
Flea Market (see Open Air Market)																														
Florist Sales (not including greenhouses)	1/200 sf														X	X	X	X		X										
Food & Allied Products Manufacturing	1/empl.																					X	X							
Footwear, Manufacturing	1/empl.																						X							
Foundry	1/empl.																					X								
Fruit & Vegetable Market	1/200 sf														X	X	X	X		X										
Funeral Home	1/4 seats											X	X		X	X				X										
Fur Goods, Manufacturing	1/empl.																						X							
Fur Goods, storage & cleaning	1/200 sf																			X	X	X	X							
Furniture & Home Furnishing Service	1/200 sf														X	X	X			X	X									
Furniture Cleaning, Repair and Restoration	1/200 sf																			X	X	X	X							

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## Zoning Ordinance — Broken Arrow, Oklahoma

Permitted Uses	Parking Spaces Required	Uses Permitted in Zoning Districts																					
		ZONING DISTRICTS																					
		A1	RE	R1	R1S	R2	R3	R4	R5	R6	RMH	O1	O1P	O2	O3	C1	C1P	C2	C3	C4	C5	IS	I1
Furniture Manufacturing (including cabinets)	1/empl.																					X	X
Furniture Sales, retail	1/200 sf														X	X	X	X		X			
Furniture , Wholesale	1/200 sf																			X	X		
Furrier, Retail	1/200 sf														X	X	X	X		X			
Garage, Bus	1/empl.																		X			X	X
Gas, Propane & Butane (storage & sales)	1/400 sf																		X			X	X
Gas Sales (without attendant)	1/400 sf																		X		X	X	
Gasoline Sales, Self-Service (without bays)	1/400 sf														X	X	X	X	X	X			
Gasoline Service Station (full service)	1/400 sf																		X				
Gasoline Wholesale with bulk storage	1/1000sf																						X
Gift, Novelty, Souvenir Shop	1/200 sf														X	X	X	X		X			
Glass, Automobile (service & installation)	1/300 sf																		X		X	X	
Glass & Glassware Product Sales	1/200 sf															X			X	X			
Glass, Manufacture	1/empl.																						X
Golf Cart Sales, Service, Repair	1/1000sf																		X			X	
Golf Courses (not including miniature)	6/green + 1/400 sf	S or w/ P U D	S or w/ P U D	S or w/ P U D	S or w/ P U D	S or w/ P U D	S or w/ P U D	S or w/ P U D	S or w/ P U D	S or w/ P U D	S or w/ P U D	w/ P U D	w/ P U D	w/ P U D	w/ P U D	w/ P U D	w/ P U D	w/ P U D	w/ P U D	w/ P U D	w/ P U D	w/ P U D	w/ P U D
Golf Driving Range	2/T	S	S	S																X			

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Golf, Miniature (indoors)	1/250 sf	S	S	S													X			X			
Golf, Miniature (outdoors)	1/250 sf	S	S	S																X			
Groceries & Related Products Wholesale	1/empl.																			X	X	X	
Grocery Store	1/200 sf														X	X	X	X		X			
Gun Club/indoor shooting range	1/250 sf																			X	X		
Gun Club/outdoor shooting range	1 Bay	S																					
Gunsmith Shop Repair & Sales	1/200 sf														X		X			X			
Gymnasium (Private & Commercial)	1/250 sf	S		S									S		X		X	X		X			
Hardware Manufacturing	1/empl.																					X	X
Hardware Store, retail	1/200 sf														X	X	X			X			
Hardware, Wholesale	1/empl.																				X	X	X
Health & Beauty (aid) store, salon	1/250 sf														X	X	X	X		X			
Health Food Store	1/200 sf														X	X	X	X		X			
Health Spa (see Fitness Center)																							
Heating Contractor's Office	1/300 sf											X	X	X		X	X	X		X	X	X	X
Heliport	1/200 sf	S											S				S		S	S		S	S
Hobby Shop	1/200 sf														X	X	X	X		X			
Horticultural Nursery	1/200 sf														X	X	X	X		X			
Hospitals	2 bed	S															X			X			
Hotel	1.2/room														X	X	X			X			
Hovercraft facility (regular use) storage	N/A	S																					

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Hovercraft, sales & service (indoor only)	1/300 sf																			X	X	X	X
Insulation Contractor	1/300 sf														X	X				X	X	X	
Insurance Office & Service	1/300 sf										X	X	X	X	X	X	X	X		X	X		
Interior Decorating, Display & Sales	1/200 sf														X	X	X	X		X			
Interior Decorator Workshop	1/empl.														X	X				X	X	X	
Janitorial Service	1/300 sf														X	X				X	X	X	
Jewelry, (silverware & plated) warehouse manufacturing	1/empl.																				X	X	X
Jewelry Store	1/200 sf														X	X	X	X		X			
Jewelry, Wholesale	1/200 sf														X	X				X	X	X	
Kennel & Animal Training	1/200 sf	S																		X	X	X	
Knit Goods, Manufacturing	1/empl.																					X	X
Labor Union Office	1/50 sf mtg room											X	X	X	X	X	X	X		X	X	X	
Laboratory, Analytical													X							X	X	X	X
Environmental	1/empl. + 10%												X							X	X	X	X
Industrial	1/empl. + 10%																				X	X	X
Pathological	1/empl. + 10%												X				X			X	X	X	X
Landscape Office & Supplies	1/200 sf														X	X	X			X	X	X	
Lawn & Garden Maintenance & Installation Service	1/200 sf														X	X			X	X	X	X	X
Lawn & Garden Supply	1/200 sf														X	X	X			X	X		

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									ZONING DISTRICTS															
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Lawnmower Sales & Repair	1/200 sf																		X		X	X		
Leather Goods, Manufacturing	1/empl.																						X	
Leather Goods Repair Shop	1/300 sf														X	X	X	X		X	X			
															X	X	X	X		X				
Leather Goods Sales	1/200 sf														X	X	X	X		X				
															X	X	X	X		X				
Leather Goods, Wholesale	1/empl.																			X	X	X		
Leather Tanning & Finishing	1/empl.																						X	
Letter Duplication & Mailing	1/300 sf														X	X	X	X		X	X			
															X	X	X	X		X				
License Tag Agency	1/300 sf											X	X	X	X	X	X	X		X				
															X	X	X	X		X				
Liquor Store (Package Store)	1/200 sf														X	X	X	X		X				
															X	X	X	X		X				
Locksmith Shop (sales & repair)	1/200 sf														X	X	X	X		X	X			
															X	X	X	X		X				
Luggage, Manufacturing	1/empl.																					X	X	
Lumber & Construction Materials Bulk Processing	1/empl.																						X	
Lumber & Construction Materials Yard	1/empl.																					X	X	
Lumber & Construction Material Used & Wholesale	1/empl.																					X	X	
																						X	X	
Lumber Yard, retail	1/200 sf																			X		X	X	
																				X		X	X	
Machine Shop	1/400 sf																		X	X		X	X	
Machinery Dealer Sales Office	1/300 sf														X	X				X	X	X		
															X	X				X	X	X	X	
Machinery Equipment Supply, Wholesale	1/1000sf														X	X				X	X	X	X	

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Machinery Rental	1/200 sf														X	X				X	X	X	
Magazine & Newsstand	1/200 sf											X	X	X	X	X	X	X		X			
Mail Order House	1/200 sf														X	X	X			X	X	X	
Malls & Shopping Center	1/200 sf														X	X	X			X			
Meat Slaughtering & Packing House	1/empl.																						X
Medical Equipment Sales	1/200 sf															X	X	X		X	X		
Medical Offices & Clinics: Chiropractic, Dentist, Optician, Physician, veterinarian	6/doctor + 1/staff											X	X	X	X	X	X	X		X	X		
Medical Imaging/Clinics												X	X	X	X	X	X	X			X	X	
Messenger Service	1/200 sf														X	X	X	X		X	X	X	
Metal & Mineral Wholesaler	1/empl.																					X	X
Metal Products Fabrication	1/empl.																						X
Millwork, Veneer, Plywood	1/empl.																						X
Mini-storage	1/1000 sf																			P U D	X	X	
Ministries (church office)	1/300 sf											X	X	X	X	X	X	X		X	X		
Miscellaneous Manufacturing Industries (not listed elsewhere)	1/empl.																						X
Mobile Home Sales	1/1000sf																						X
Monument Sales, including incidental processing but not shaping	1/200 sf																			X		X	X
Mortuary	1/4 seats											X	X		X	X				X	X		
Motel	1.2/room																X			X			

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Motor Freight Company Office	1/300 sf											X			X					X	X	X	X
Motor Freight Terminal	1/200 sf																			X	X	X	X
Motor Home Storage (see recreational vehicle)																							
Motor Vehicle & Auto Equipment Assembly & Manufacturing	1/empl.																						X
Motor Vehicle & Equipment Wholesale	1/empl.														X					X		X	X
Motorcycle Assembly & Manufacturing	1/empl.																						X
Motorcycles, Repairing & Sales	1/200 sf																		X			X	
Moving Company - see Motor Freight Terminal																							
Music Instruments & Parts Manufacturing	1/empl.																				X	X	X
Music Instruments Repair & Sales	1/200 sf														X	X	X	X		X	X		
News Service & Newspaper Advertising Sales	1/300 sf											X	X	X		X	X	X	X		X	X	
																	X			X			
Night Club	1/50 sf																X			X			
Nursery Sales with greenhouse	1/200 sf														X	X	X			X			
Nursing Home, convalescent home	1/500 sf	S	S	S	S	S	S	S	S	S	S												
Office Building, general	1/300 sf											X	X	X	X	X	X	X		X	X		
Office Equipment Sales & Supply	1/200 sf														X	X	X	X		X	X		
Office & Store Fixtures, Wholesale (partitions, shelving, lockers)	1/empl.														X	X				X	X	X	X

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Office Warehouse	1/300 sf of office and 1/1000 sf of warehouse																			
Oil Field Equipment Manufacturing	1/empl.																			
Oil Field Equipment Showroom	1/200 sf																			
Open Air Market/Flea Market	N/A																			
Optical Instruments & Equipment Manufacturing	1/empl.																			
Optician Sales	1/200 sf																			
Ornamental Metal Work Sales	1/200 sf																			
Paint Store	1/200 sf																			
Painting Contractor Office	1/300 sf																			
Paints, Enamels, Lacquers, Varnishes, Manufacturing	1/empl.																			
Paper & Paperboard Products Manufacturing	1/empl.																			
Paper & Paperboard Products Wholesale	1/empl.																			
Parks & Forest Preserves (private, not for profit)	N/A	X	X	X	X	X	X	X	X	X	X									
Pawn Shop	1/200 sf																			
Pet Shop	1/200 sf																			
Pharmacy, Prescription	1/200 sf																			
Photo Processing	1/200 sf																			

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Photographic Equipment Manufacturing	1/empl.																					X	X		
Photographic Equipment & Supply	1/200 sf														X	X	X	X		X	X				
Picture Framing	1/200 sf														X	X	X	X		X	X				
Pipe Manufacturing & Fabrication	1/1000sf																						X		
Pipe Painting, Refurbishing & Warehousing	1/1000sf																						X		
Pipeline Companies Office	1/300 sf											X	X	X		X	X			X	X	X	X		
																				X	X	X	X		
Pipeline Company Factory	1/empl.																						X		
Pipeline Company, Storage & Service Facility	1/1000sf																				X	X			
Plastic & Plastic Products Sales	1/200sf														X					X	X	X	X		
																				X	X	X	X		
Plastic Products Manufacturing	1/empl.																						X		
Plastic Products Wholesale	1/empl.																			X	X	X	X		
Plumbing Contractor Office (See Construction Company Office)																									
Plumbing Shop, Fixtures & Supply	1/200 sf														X	X				X	X	X			
																				X	X	X			
Plumbing Supply Wholesale	1/1000sf																			X	X	X	X		
Post Office, Private Rental	1/200 sf											X	X	X	X	X	X	X	X	X	X				
Printing, Minor	1/200 sf											X	X	X	X	X	X	X		X	X	X			
Printing, Publishing & Allied Industries	1/empl.																				X	X	X		
Professional Offices: (See Office Building, General)																									

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Race Track, Auto, Dog & Horse	1/250 sf	S																		S			
Radio & TV, Sales & Repair	1/200 sf														X	X	X	X		X	X		
Railroad Equipment	1/empl.																						X
Real Estate Sales Office	1/200 sf											X	X	X	X	X	X	X	X		X	X	
Recording Studio, Radio & TV Station (see Broadcasting)																							
Recreation (commercial, not including theaters & fitness centers)	1/250 sf	S																		X	X		
Recreational Vehicle Campgrounds																				S			
Recreation (commercial, outdoor)	N/A	S		S																X			
Recreation Vehicles																							
Assembly & Fabrication	1/empl.																					X	X
Manufacture	1/empl.																						X
Sales	1/300 sf																			X	X	X	
Service	1/400 sf																			X			X
Storage	1/empl.																			X	X	X	X
Recycling Center (outdoor/indoor)	1/1000sf + 1/300ofc																					X	X
Research Laboratory	1/2 empl.																			X	X	X	X
Restaurant	1/50 sf of seating or public space													X		X	X	X	X		X		
Restaurant & Catering Service	1/200 sf														X	X	X	X		X	X		
Restaurant, Drive In	1/200 sf + 1/empl														X	X	X			X			

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Restaurant Equipment (sales & service)	1/200 sf															X	X				X	X	X
Road Building Equipment	1/1000sf																					X	X
Roofing Company (including material storage)	1/1000sf + 1/300ofc																					X	X
Rubber Products, Mfg.	1/empl.																						X
Satellite (dish) antenna (see Television)																							
Saw Mill & Planing Mill	1/empl.																						X
Scientific & Research Instrument Manufacturing	1/empl.																				X	X	X
Security Service	1/300 sf											X	X	X		X	X	X			X	X	
Sewing Machine Sales & Service	1/200 sf															X	X	X			X		
Sexually-oriented Businesses	1/50 sf																			X			
Sheetmetal Supplies, wholesale	1/empl.																						X
Shipping Company, Office	1/300 sf											X	X			X	X				X	X	X
Shoe Repairing	1/200 sf															X	X	X	X		X	X	
Shoe Store	1/200 sf															X	X	X	X		X		
Shooting Gallery, indoor	1/250 sf																			X	X		
Shooting Range, outdoor	1/Bay	s																					
Sign Shop & Maintenance Service	1/300 sf															X	X				X	X	X
Skating Rink, Ice or Roller	1/250 sf																	X		X			
Small Arms Manufacturing	1/empl.																						X
Small Arms Wholesale	1/200 sf															X				X			X

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Sound System & Equipment Sales	1/200 sf														X	X	X	X		X	X		
Sound System & Service Rental	1/200 sf														X	X	X			X	X	X	
Souvenirs, Roadside Stand	1/200 sf																			X			
Spinning Mill	1/empl.																						X
Sporting Goods Store, sportswear sales	1/200 sf														X	X	X	X		X			
Sports School, Indoor Batting Cages (Same as Fitness Center)																							
Stamp Redemption Store	1/200 sf														X	X	X	X		X			
Stationery, Pens, Pencils, Office & Artist Supplies:																							
Manufacturing	1/empl.																				X	X	
Wholesale	1/empl.																			X	X	X	
Retail	1/200 sf														X	X	X	X		X	X		
Steel & Iron Sales, Retail, Wholesale	1/200 sf																						X
Surgical Instruments, Manufacturing	1/empl.																				X	X	
Surgical Instruments, Sales & Service	1/empl.														X	X	X			X	X		
Swimming Pool, commercial	1/200 sf of pool area														X	X				X			
Swimming Pool, manufacturing	1/empl.																				X	X	
Swimming Pool sales & supplies	1/200 sf														X	X	X			X	X		
Tailor Shop	1/200sf										X	X			X	X	X	X		X	X		
Tanks & Tank Components	1/empl.																						X

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Taxicab Garage	1/empl.																		X			X	
Taxidermist	1/200 sf														X	X				X	X		
Television, Radio, Video Sales/Service	1/200 sf														X	X	X	X		X	X		
Tennis Court, commercial	2/court + 1/400 sf of club-house	S																					
Textile Goods, wholesale	1/empl.																					X	X
Textile Mill, manufacturing	1/1000sf																						X
Theatre, Motion Picture (drive-in)	1/200 sf																			X			
Theatre, Motion Picture (enclosed)	1/50 sf															X	X			X			
Theatrical Agency	1/200 sf											X	X	X	X	X	X	X		X	X		
Ticket Office, transportation, recreation, amusement (not travel agency)	1/250sf											X	X	X		X	X	X		X			
Tiles, Manufacturing	1/empl.																						X
Tiles, retail & wholesale (includes carpet)	1/200 sf														X	X	X			X	X		
Tire (sales & service) store	1/200 sf																		X			X	
Tires & Accessories, retail	1/200 sf														X	X	X		X	X		X	
Tires & Inner Tubes, manufacturing	1/empl.																						X
Tires & Inner Tubes, wholesale	1/empl.																		X	X	X	X	X
Title Insurance Company Office	1/300 sf											X	X	X	X	X	X	X		X			

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Tobacco Products, manufacturing	1/empl.																						X
Tobacco Products, wholesale	1/empl.																			X	X	X	X
Tobacco Store, retail	1/200 sf														X	X	X	X		X			
Tools, wholesale	1/300 sf														X	X				X	X	X	X
Towers		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Toy Shop	1/200 sf														X	X	X	X		X			
Toys, Amusement, Sporting & Athletic Goods, Manufacturing	1/empl.																						X
Toys, Amusement, Sporting & Athletic Goods, Wholesale	1/empl.														X	X				X	X	X	X
Tractor Rental (heavy equipment)	1/200sf																			X		X	X
Trailer, Manufacturing & Repair	1/200sf																					X	X
Trailer Rental	1/200sf																		X	X		X	X
Trailer Storage (motor homes & boats) (See Recreational Vehicles)																							
Transmitting Station without tower	1/200sf											X	X	X	X	X	X	X		X	X		
Transmitting Station with Tower Radio, Telegraph, Telephone, and Television (See Towers)																							
Transportation Equipment, Manufacturing	1/empl																						X
Transportation Equipment, Sales and Service	1/empl.																				X	X	X
Travel Agency	1/300sf											X	X	X	X	X	X	X		X			

**Notes:**

X = Uses Permitted

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S = By Specific Use Permit

## Zoning Ordinance — Broken Arrow, Oklahoma

Permitted Uses	Parking Spaces Required	Uses Permitted in Zoning Districts																					
		ZONING DISTRICTS																					
		A1	RE	R1	R1S	R2	R3	R4	R5	R6	RMH	O1	O1P	O2	O3	C1	C1P	C2	C3	C4	C5	IS	I1
Truck Rental	1/200sf																		X	X	X	X	X
Truck Sales & Service	1/1000sf + 1/400sf																		X				
Trucking Company	1/empl.																						X
Trusses, Manufacturing	1/empl.																					X	X
Uniforms	1/200sf														X	X	X			X	X		
Upholsters	1/200sf														X	X			X	X	X	X	
Used Car Sales	1/300sf																		X				
Vans, Conversions, Manufacture	1/1000sf																		X			X	
Vans, Conversions, Sales & Service	1/400sf																					X	X
Variety Store (and discount department store)	1/200sf														X	X	X	X		X			
Vending Machine, Sales & Service	1/200sf														X	X				X	X	X	
Veterinarians	6/doctor + 1/staff																			X	X	X	
Veterinary Supplies	1/200sf														X	X	X			X	X	X	
Video Rentals & Sales	1/200sf														X		X	X		X			
Wallpaper Sales	1/200sf														X	X	X	X		X			
Warehousing, General	1/empl.																					X	X
Warehousing, Office	1/300sf																			X	X	X	
Watch & Clock, sales & repair	1/200sf														X	X	X	X		X	X		
Watches, clocks parts manufacture	1/empl.																				X	X	X

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## Zoning Ordinance — Broken Arrow, Oklahoma

Permitted Uses	Parking Spaces Required	Uses Permitted in Zoning Districts																					
		Z O N I N G   D I S T R I C T S																					
		A1	RE	R1	R1S	R2	R3	R4	R5	R6	RMH	O1	O1P	O2	O3	C1	C1P	C2	C3	C4	C5	IS	I1
Water Softness Equipment Sales & Service	1/200sf														X	X	X	X			X	X	X
Weaving & Handicrafts, sales	1/200sf														X	X	X	X		X			
Weigher, commercial sales	1/empl														X	X				X	X	X	X
Welding Shop	1/200sf																		X		X	X	X
Wheel Chairs, Rental	1/200sf														X	X	X	X		X	X		
Wholesalers, not elsewhere classified	1/empl.																			X	X	X	
Window Cleaning Service	1/200sf														X	X	X	X		X	X	X	
Wooden Containers, Manufacturing	1/empl.																						X
Woven Goods, Manufacturing	1/empl.																						X
Woven Goods Manufacturing Mills	1/empl.																						X
Wood Preparation/Manufacturing																							
Manufacturing	1/empl.																				X	X	
Sales (See Construction)																							
Molding	1/empl.																				X	X	
Yarn, Manufacturing	1/empl.																						X
Zoo	N/A	S																					
Zoological Gardens	N/A	S																					

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